

**ENERGY STAR Certified Homes,
DRAFT Version 3.1
Cost & Savings Estimates**

November 21, 2013



ENERGY STAR Certified Homes, Version 3.1

Cost & Savings Estimates

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Section 1: Executive Summary

Overview

This document is intended to provide partners, utility sponsors, and program designers with an estimate of the incremental costs to build, and associated savings from, an ENERGY STAR certified home under Version 3.1 of the program in regions that have adopted the 2012 ICC codes (e.g., 2012 IECC, 2012 IRC).

Methodology

To complete this analysis, EPA evaluated thirteen typical homes across hot, mixed, and cold climates.

The architectural characteristics for each home were determined using the U.S. Department of Energy's Methodology for Evaluating Cost-Effectiveness of Residential Energy Code Changes. Exhibit 1 shows the house parameters that were modeled consistently across all Climate Zones.

Exhibit 1: House Parameters Consistent Across Climate Zones

Parameter	Value
Number of Stories	Two
Conditioned Floor Area per Floor (ft ²)	1,200
Total Conditioned Floor Area (ft ²)	2,400
Perimeter (ft)	30 x 40
Ceiling Height (ft)	8.5
Bedrooms	4
Window Area (% of Floor Area) & Distribution	15%, Even
Exterior Door Quantity & Total Area	2 Doors, 42 ft ²

Exhibit 2 shows parameters that were modeled with variations across Climate Zones. In Climate Zones 1 through 6, one home in each zone was configured with an electric heat pump and electric water heater, named Configuration A. A second home was configured with a gas furnace, electric air conditioner, and gas water heater, named Configuration B. In Climate Zone 7, only one home was modeled using Configuration B, based on EPA's observation that few electrically-heated homes participate in the program from this region.

Exhibit 2: House Parameters Varied Across Climate Zones

Parameter	CZ 1	CZ 2	CZ 3	CZ 4	CZ 5	CZ 6	CZ 7
Location	Miami FL	Tampa FL	Fort Worth TX	St. Louis MO	Indianapolis IN	Burlington VT	Duluth MN
Foundation Type	Slab			Unconditioned Basement			
Space Heating, Cooling, & DHW	Config. A	Electric Air-Source Heat Pump & Electric DHW					n/a
	Config. B	Gas Furnace, Electric AC, & Gas DHW					

The energy efficiency features of the baseline homes were aligned with the 2012 IECC prescriptive path. In addition, because no insulation installation grade is defined or required by code, all zones were modeled with Grade III insulation installation in walls and Grade II insulation installation in ceilings and floors, which reflects EPA's experience with typical homes built to code.

The energy efficiency features of the ENERGY STAR certified homes were aligned with the requirements of the Prescriptive Path of the Version 3.1 guidelines, referred to as the ENERGY STAR Reference Design, with one deviation: bathroom exhaust fans were not ENERGY STAR certified except when used as part of a whole-house mechanical ventilation system. The rationale for this deviation is that a large majority of partners use the Performance Path to demonstrate compliance, for which bathroom exhaust fans are not required to be certified except when used as part of a whole-house mechanical ventilation system.

These energy efficiency features of the baseline homes and ENERGY STAR certified homes are summarized in Exhibits 4 through 16.

To estimate energy savings, first, the baseline and ENERGY STAR home configurations were modeled in REM/Rate v14.3. Energy consumption was determined from the resulting Fuel Summary report.



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Next, two factors were applied to account for ENERGY STAR program requirements not fully credited in the RESNET standards and which help ensure that the thermal enclosure system and HVAC system in certified homes perform as designed. Because these requirements are not required by the 2012 IECC, the factors were applied to the baseline homes, thereby increasing their consumption.

The first factor reflects increased convective losses because the baseline homes are not required to achieve Grade I insulation installation nor, in Climate Zones 4 through 8, alignment of the wall insulation with the interior air barrier. This was estimated to increase heating and cooling consumption in the baseline homes by 5%.

The second factor reflects less efficient operation of the air conditioner and heat pump because the baseline homes are not required to be commissioned, per the HVAC System QI Contractor Checklist. This is estimated to increase the heating consumption for homes with electric heat pumps and the cooling consumption for homes with air conditioners or heat pumps by 6.9%.

These two factors were applied multiplicatively to the heating and cooling consumption reported by REM/Rate for the baseline homes. The resulting energy consumption for the baseline homes and ENERGY STAR certified homes were then converted to purchased energy costs using a national average rate of \$0.113 / kWh and \$1.064 / therm, as referenced from the Energy Information Administration's 2013 Annual Energy Outlook. Finally, the purchased energy costs for the ENERGY STAR certified homes were subtracted from those of the baseline homes to determine savings.

The incremental costs of the energy efficiency features for each ENERGY STAR certified home were estimated next. This included both the mandatory measures required by the four ENERGY STAR inspection checklists, along with the measures that were not required by the checklists but used to meet the ENERGY STAR HERS Index target required by the program.

Results & Discussion

Exhibit 3 summarizes the annual purchased energy costs for each baseline and ENERGY STAR certified home. In addition, it summarizes the annual purchased energy savings and the total upgrade cost for each ENERGY STAR certified home, and the resulting monthly purchased energy savings, monthly mortgage upgrade cost, and net cash flow. The monthly mortgage upgrade cost was calculated assuming a 30-year fixed mortgage with a 5.0% interest rate.

Exhibit 3: ENERGY STAR v3 Certified Home vs 2012 IECC Home, Illustrative Cost & Savings Summary

#	CZ	Location	Found.	HVAC Equipment Type	2012 IECC	ENERGY STAR Version 3.1					
					Annual Purchased Energy Costs	Annual Purchased Energy Costs	Annual Purchased Energy Savings	Total Upgrade Cost	Monthly Purchased Energy Savings	Monthly Mortgage Upgrade Cost	Net Cash Flow
1	1	Miami, FL	Slab	Elec. Air-Source HP	\$1,799	\$1,472	\$327 18%	\$1,761	\$27	\$9	\$18
2	1	Miami, FL	Slab	Gas Furnace / Elec. AC	\$1,638	\$1,307	\$331 20%	\$1,758	\$28	\$9	\$18
3	2	Tampa, FL	Slab	Elec. Air-Source HP	\$1,799	\$1,480	\$319 18%	\$1,667	\$27	\$9	\$18
4	2	Tampa, FL	Slab	Gas Furnace / Elec. AC	\$1,618	\$1,292	\$327 20%	\$1,664	\$27	\$9	\$18
5	3	Fort Worth, TX	Slab	Elec. Air-Source HP	\$2,021	\$1,594	\$427 21%	\$1,571	\$36	\$8	\$27
6	3	Fort Worth, TX	Slab	Gas Furnace / Elec. AC	\$1,728	\$1,369	\$359 21%	\$1,964	\$30	\$11	\$19
7	4	St. Louis, MO	Bsmt.	Elec. Air-Source HP	\$2,451	\$1,902	\$550 22%	\$1,670	\$46	\$9	\$37
8	4	St. Louis, MO	Bsmt.	Gas Furnace / Elec. AC	\$1,869	\$1,488	\$381 20%	\$1,780	\$32	\$10	\$22
9	5	Indianapolis, IN	Bsmt.	Elec. Air-Source HP	\$2,573	\$1,931	\$641 25%	\$1,721	\$53	\$9	\$44
10	5	Indianapolis, IN	Bsmt.	Gas Furnace / Elec. AC	\$1,882	\$1,480	\$402 21%	\$1,721	\$33	\$9	\$24
11	6	Burlington, VT	Bsmt.	Elec. Air-Source HP	\$2,967	\$2,189	\$778 26%	\$1,797	\$65	\$10	\$55
12	6	Burlington, VT	Bsmt.	Gas Furnace / Elec. AC	\$1,992	\$1,560	\$432 22%	\$1,721	\$36	\$9	\$27
13	7	Duluth, MN	Bsmt.	Gas Furnace / Elec. AC	\$2,184	\$1,671	\$512 23%	\$1,721	\$43	\$9	\$33

Section 2 contains Exhibits 4 through 16, which contain a more detailed breakout of the incremental upgrade costs presented for each home in Exhibit 3. While this analysis provides illustrative incremental costs and savings, these values will vary for any specific certified home, dependent on variables such as baseline construction practices, geographic location, house design, and vendor relationships. For example, builders are likely to experience lower incremental costs than stated in this document if they are able to procure equipment or materials below retail rates or if they already build above code-minimum requirements. In addition, many partners achieve decreasing costs over time as they gain experience and develop more cost-effective strategies to meet the program requirements. Therefore, these estimates are only illustrative and are likely to represent the higher end of the cost spectrum.

Sections 3 through 6 provide a more detailed discussion of the incremental costs and savings associated with each of the four inspection checklists required by the program. With this analysis, the requirements of the checklists were compared to the requirements of the 2012 IECC and 2012 IRC codes, and only requirements above code were accounted for.



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For example, code requires that HVAC systems be designed in accordance with Manual J, D, and S, or equivalent methodologies, so no costs or savings were assumed for meeting these design requirements. In contrast, code does not require commissioning of HVAC systems, so both incremental costs and savings were estimated for these requirements.

In addition, where the ENERGY STAR program requires a Home Energy Rater to verify a code requirement, the cost for such verification was included in the incremental costs for the program, because this third-party verification is above and beyond the oversight required by code.

This approach was pursued for two reasons. The first reason is that code is a well-defined baseline from which costs and savings can be consistently evaluated. In contrast, standard practice often varies from code-minimum requirements (both below-code and above-code) and is therefore difficult to consistently benchmark against. The second reason for this approach is that most utility-sponsored programs are not able to claim savings for improvements from below-code to code-minimum practices. Therefore, estimating the incremental costs and savings only for the above-code measures of the ENERGY STAR v3.1 program requirements makes the analysis more relevant to utility sponsors and partners that wish to improve practices above code.

Despite the fact that many of the items in the ENERGY STAR Checklists are required by code, EPA believes that their inclusion provides significant benefits: code often allows these items to be traded-off for other improvements, while the Checklists help ensure that these details are included in every home to consistently deliver a complete thermal enclosure system, complete HVAC system, and complete water management system; the ENERGY STAR Checklists consolidate critical code-required details in a relatively concise format that improves compliance; the ENERGY STAR Checklists provide a consistent set of building-science details from which to educate and train partners; and many of the items on the ENERGY STAR Checklists are required to be third-party verified by a Home Energy Rater, whereas most jurisdictions do not require such oversight.

Finally, Section 7 provides additional references to support the assumptions used in the analysis.



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Section 2: Detailed Incremental Cost Estimates

Exhibits 4 through 16 contain a more detailed explanation of the incremental upgrade costs presented for each home in Exhibit 3. For each home, the costs are divided into five sections.

The first section in each exhibit contains the energy efficiency measures that are not required by the four ENERGY STAR Inspection Checklists, and were used solely to meet the ENERGY STAR HERS Index target.

The next four sections contain the costs required to comply with, respectively, the Thermal Enclosure System Rater Checklist (TES), the HVAC System QI Contractor Checklist (HVAC-C), the HVAC System QI Rater Checklist (HVAC-R), and the Water Management System Builder Checklist (WMS), relative to the 2012 ICC codes. The measures included in these sections represent both requirements that improve the HERS Index of the home and those that do not. For example, Grade I insulation installation is mandatory in the TES, unless rigid insulation is used, so that cost is grouped with the TES even though a builder not participating in the ENERGY STAR program might also select that measure to achieve a better HERS Index. In contrast, the HVAC-R requires bedroom pressure balancing, which is a mandatory requirement of this checklist, but does not impact the HERS Index of the home.

For each measure, the exhibit lists the 2012 IECC baseline code requirement, the ENERGY STAR Version 3 requirement, the incremental unit cost, the quantity of units per home, the cost units (e.g., tons, square feet of window area, square feet of conditioned floor area), and the total incremental measure cost.

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Exhibit 4: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 1 - Config. A - Electric

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	5 ACH50	4 ACH50	\$0.13	2,400	CFA (ft ²)	\$312
Cooling Equipment	(See Heating Equipment)	(See Heating Equipment)	-	-	-	-
Heating Equipment	7.7 HSPF / 13 SEER	8.2 HSPF / 15 SEER	\$156.00	2.5	Tons	\$390
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.92 EF Electric DHW, 40 Gallons	0.93 EF Electric DHW, 40 Gallons	\$16.00	1	Water Heater	\$16
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,724
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-30	R-30	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-13	R-13	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160	Ins. Surface Area (ft ²)	\$204
Foundation Insulation	No Slab Insulation	No Slab Insulation	-	-	-	-
Foundation Insulation Installation	Grade I Installation	Grade I Installation	-	-	-	-
Windows	U-value: 0.50 / SHGC: 0.25	U-value: 0.40 / SHGC:0.25	\$0.18	360	Window Area (ft ²)	\$65
Doors	R-2.0	R-5.9	\$48.53	2	Door	\$97
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$25
Sub-Total of Thermal Enclosure System Rater Checklist						\$426
HVAC System Quality Installation Contractor Checklist						
Ventilation	Supply Vent. System with Exhaust Backup	Supply Vent. System with Exhaust Backup	-	-	-	-
HVAC Equipment Right-Sizing	3.0 Tons	2.5 Tons	-\$696.00	0.5	-	-\$348
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$148
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.07	576	Duct Surface Area (ft ²)	-\$616
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$266
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,761



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Exhibit 5: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 1 - Config. B - Gas

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	5 ACH50	4 ACH50	\$0.13	2,400	CFA (ft ²)	\$312
Cooling Equipment	13 SEER Central AC	15 SEER Central AC	\$156.00	2.5	Tons	\$390
Heating Equipment	80 AFUE Gas Furnace	80 AFUE Gas Furnace	-	-	-	-
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.59 EF Gas DHW, 40 gallons	0.61 EF Gas DHW, 40 Gal. (Atmosph. Vent)	\$7.00	1	Water Heater	\$7
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,715
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-30	R-30	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-13	R-13	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160	Ins. Surface Area (ft ²)	\$204
Foundation Insulation	No Slab Insulation	No Slab Insulation	-	-	-	-
Foundation Insulation Installation	Grade I Installation	Grade I Installation	-	-	-	-
Windows	U-value: 0.50 / SHGC: 0.25	U-value: 0.40 / SHGC:0.25	\$0.18	360	Window Area (ft ²)	\$65
Doors	R-2.0	R-5.9	\$48.53	2	Door	\$97
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$25
Sub-Total of Thermal Enclosure System Rater Checklist						\$426
HVAC System Quality Installation Contractor Checklist						
Ventilation	Supply Vent. System with Exhaust Backup	Supply Vent. System with Exhaust Backup	-	-	-	-
HVAC Equipment Right-Sizing	3.0 Tons	2.5 Tons	-\$684.00	0.5	-	-\$342
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$142
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.07	576	Duct Surface Area (ft ²)	-\$616
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$266
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,758



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Exhibit 6: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 2 - Config. A - Electric

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Cost	Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target							
Infiltration	5 ACH50	4 ACH50	\$0.13	2,400		CFA (ft ²)	\$312
Cooling Equipment	(See Heating Equipment)	(See Heating Equipment)	-	-		-	-
Heating Equipment	7.7 HSPF / 13 SEER	8.2 HSPF / 15 SEER	\$156.00	2.5		Tons	\$390
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400		CFA (ft ²)	\$936
Water Heater	0.92 EF Electric DHW, 40 Gallons	0.93 EF Electric DHW, 40 Gallons	\$16.00	1		Water Heater	\$16
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7		Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-		-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1		Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1		Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target							\$1,724
Thermal Enclosure System Rater Checklist							
Ceiling Insulation	R-38	R-38	-	-		-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200		Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-13	R-13	-	-		-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160		Ins. Surface Area (ft ²)	\$204
Foundation Insulation	No Slab Insulation	No Slab Insulation	-	-		-	-
Foundation Insulation Installation	Grade I Installation	Grade I Installation	-	-		-	-
Windows	U-value: 0.40 / SHGC: 0.25	U-value: 0.40 / SHGC:0.25	-	-		-	-
Doors	R-2.5	R-5.9	\$33.82	2		Door	\$68
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification							-\$25
Sub-Total of Thermal Enclosure System Rater Checklist							\$332
HVAC System Quality Installation Contractor Checklist							
Ventilation	Supply Vent. System with Exhaust Backup	Supply Vent. System with Exhaust Backup	-	-		-	-
HVAC Equipment Rtg HVAC Equip	3.0 Tons	2.5 Tons	-\$696.00	0.5		-	-\$348
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist							\$200
Sub-Total of HVAC System QI Contractor Checklist							-\$148
HVAC System Quality Installation Rater Checklist							
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-		-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.07	576		Duct Surface Area (ft ²)	-\$616
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification							\$350
Sub-Total of HVAC System QI Rater Checklist							-\$266
Water Management System Builder Checklist							
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist							\$25
Total Incremental Cost for the Home							\$1,667



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Exhibit 7: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 2 - Config. B - Gas

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	5 ACH50	4 ACH50	\$0.13	2,400	CFA (ft ²)	\$312
Cooling Equipment	13 SEER Central AC	15 SEER Central AC	\$156.00	2.5	Tons	\$390
Heating Equipment	80 AFUE Gas Furnace	80 AFUE Gas Furnace	-	-	-	-
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.59 EF Gas DHW, 40 gallons	0.61 EF Gas DHW, 40 Gal. (Atmosph. Vent)	\$7.00	1	Water Heater	\$7
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,715
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-38	R-38	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-13	R-13	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160	Ins. Surface Area (ft ²)	\$204
Foundation Insulation	No Slab Insulation	No Slab Insulation	-	-	-	-
Foundation Insulation Installation	Grade I Installation	Grade I Installation	-	-	-	-
Windows	U-value: 0.40 / SHGC: 0.25	U-value: 0.40 / SHGC:0.25	-	-	-	-
Doors	R-2.5	R-5.9	\$33.82	2	Door	\$68
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$25
Sub-Total of Thermal Enclosure System Rater Checklist						\$332
HVAC System Quality Installation Contractor Checklist						
Ventilation	Supply Vent. System with Exhaust Backup	Supply Vent. System with Exhaust Backup	-	-	-	-
HVAC Equipment Rtg HVAC Equip	3.0 Tons	2.5 Tons	-\$684.00	0.5	-	-\$342
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$142
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.07	576	Duct Surface Area (ft ²)	-\$616
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$266
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,664



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Exhibit 8: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 3 - Config. A - Electric

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	(See Heating Equipment)	(See Heating Equipment)	-	-	-	-
Heating Equipment	7.7 HSPF / 13 SEER	8.2 HSPF / 15 SEER	\$156.00	2.5	Tons	\$390
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.92 EF Electric DHW, 40 Gallons	0.93 EF Electric DHW, 40 Gallons	\$16.00	1	Water Heater	\$16
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,412
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-38	R-38	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20	R-20	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160	Ins. Surface Area (ft ²)	\$204
Foundation Insulation	No Slab Insulation	No Slab Insulation	-	-	-	-
Foundation Insulation Installation	Grade I Installation	Grade I Installation	-	-	-	-
Windows	U-value: 0.35 / SHGC: 0.25	U-value: 0.30 / SHGC:0.25	\$0.64	360	Window Area (ft ²)	\$230
Doors	R-2.9	R-5.9	\$26.47	2	Door	\$53
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$25
Sub-Total of Thermal Enclosure System Rater Checklist						\$547
HVAC System Quality Installation Contractor Checklist						
Ventilation	Supply Vent. System with Exhaust Backup	Supply Vent. System with Exhaust Backup	-	-	-	-
HVAC Equipment Rtg HVAC Equip	3.0 Tons	2.5 Tons	-\$696.00	0.5	-	-\$348
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$148
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.07	576	Duct Surface Area (ft ²)	-\$616
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$266
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,571



ENERGY STAR Certified Homes, Version 3

Cost & Savings Estimates

Exhibit 9: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 3 - Config. B - Gas

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	13 SEER Central AC	15 SEER Central AC	\$156.00	2.5	Tons	\$390
Heating Equipment	80 AFUE Gas Furnace	90 AFUE Gas Furnace	\$6.60	60	-	\$396
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.59 EF Gas DHW, 40 gallons	0.61 EF Gas DHW, 40 Gal. (Atmosph. Vent)	\$7.00	1	Water Heater	\$7
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,799
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-38	R-38	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20	R-20	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160	Ins. Surface Area (ft ²)	\$204
Foundation Insulation	No Slab Insulation	No Slab Insulation	-	-	-	-
Foundation Insulation Installation	Grade I Installation	Grade I Installation	-	-	-	-
Windows	U-value: 0.35 / SHGC: 0.25	U-value: 0.30 / SHGC:0.25	\$0.64	360	Window Area (ft ²)	\$230
Doors	R-2.9	R-5.9	\$26.47	2	Door	\$53
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$25
Sub-Total of Thermal Enclosure System Rater Checklist						\$547
HVAC System Quality Installation Contractor Checklist						
Ventilation	Supply Vent. System with Exhaust Backup	Supply Vent. System with Exhaust Backup	-	-	-	-
HVAC Equipment Rtg HVAC Equip	3.0 Tons	2.5 Tons	-\$684.00	0.5	-	-\$342
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$142
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.07	576	Duct Surface Area (ft ²)	-\$616
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$266
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,964



ENERGY STAR Certified Homes, Version 3

Cost & Savings Estimates

Exhibit 10: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 4 - Config. A - Electric

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	(See Heating Equipment)	(See Heating Equipment)	-	-	-	-
Heating Equipment	7.7 HSPF / 13 SEER	8.5 HSPF / 15 SEER	\$204.00	2.5	Tons	\$510
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.92 EF Electric DHW, 40 Gallons	0.93 EF Electric DHW, 40 Gallons	\$16.00	1	Water Heater	\$16
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,532
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-49	R-49	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20	R-20	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160	Ins. Surface Area (ft ²)	\$204
Foundation Insulation	R-19 Floor Insulation	R-19 Floor Insulation	-	-	-	-
Foundation Insulation Installation	Grade II Installation	Grade I Installation	\$0.15	1,200	Ins. Surface Area (ft ²)	\$178
Windows	U-value: 0.35 / SHGC: 0.40	U-value: 0.30 / SHGC:0.40	\$0.66	360	Window Area (ft ²)	\$238
Doors	R-2.9	R-5.9	\$26.47	2	Door	\$53
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$25
Sub-Total of Thermal Enclosure System Rater Checklist						\$732
HVAC System Quality Installation Contractor Checklist						
Ventilation	ENERGY STAR Exhaust Fan w/ Controller	ENERGY STAR Exhaust Fan w/ Controller	-	-	-	-
HVAC Equipment Rtg HVAC Equip	3.0 Tons	2.5 Tons	-\$744.00	0.5	-	-\$372
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$172
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.39	576	Duct Surface Area (ft ²)	-\$798
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$448
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,670



ENERGY STAR Certified Homes, Version 3

Cost & Savings Estimates

Exhibit 11: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 4 - Config. B - Gas

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	13 SEER Central AC	13 SEER Central AC	-	-	-	-
Heating Equipment	80 AFUE Gas Furnace	95 AFUE Gas Furnace	\$7.85	60	kBtu/h	\$471
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.59 EF Gas DHW, 40 gallons	0.61 EF Gas DHW, 40 Gallons (Power Vent)	\$157.00	1	Water Heater	\$157
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,634
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-49	R-49	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20	R-20	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.09	2,160	Ins. Surface Area (ft ²)	\$204
Foundation Insulation	R-19 Floor Insulation	R-19 Floor Insulation	-	-	-	-
Foundation Insulation Installation	Grade II Installation	Grade I Installation	\$0.15	1,200	Ins. Surface Area (ft ²)	\$178
Windows	U-value: 0.35 / SHGC: 0.40	U-value: 0.30 / SHGC:0.40	\$0.66	360	Window Area (ft ²)	\$238
Doors	R-2.9	R-5.9	\$26.47	2	Door	\$53
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$25
Sub-Total of Thermal Enclosure System Rater Checklist						\$732
HVAC System Quality Installation Contractor Checklist						
Ventilation	ENERGY STAR Exhaust Fan w/ Controller	ENERGY STAR Exhaust Fan w/ Controller	-	-	-	-
HVAC Equipment Rtg HVAC Equip	3.0 Tons	2.5 Tons	-\$528.00	0.5	-	-\$264
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$64
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.39	576	Duct Surface Area (ft ²)	-\$798
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification, Elimination of B-Vent						\$250
Sub-Total of HVAC System QI Rater Checklist						-\$548
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,780



ENERGY STAR Certified Homes, Version 3

Cost & Savings Estimates

Exhibit 12: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 5 - Config. A - Electric

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	(See Heating Equipment)	(See Heating Equipment)	-	-	-	-
Heating Equipment	7.7 HSPF / 13 SEER	9.25 HSPF / 15 SEER	\$345.00	2	Tons	\$690
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.92 EF Electric DHW, 40 Gallons	0.93 EF Electric DHW, 40 Gallons	\$16.00	1	Water Heater	\$16
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,712
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-49	R-49	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20	R-20	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.04	2,160	Ins. Surface Area (ft ²)	\$93
Foundation Insulation	R-30 Floor Insulation	R-30 Floor Insulation	-	-	-	-
Foundation Insulation Installation	Grade II Installation	Grade I Installation	\$0.15	1,200	Ins. Surface Area (ft ²)	\$178
Windows	U-value: 0.32 / SHGC: 0.40	U-value: 0.27 / SHGC:0.40	\$1.04	360	Window Area (ft ²)	\$374
Doors	R-3.1	R-5.9	\$22.06	2	Door	\$44
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$100
Sub-Total of Thermal Enclosure System Rater Checklist						\$674
HVAC System Quality Installation Contractor Checklist						
Ventilation	ENERGY STAR Exhaust Fan w/ Controller	ENERGY STAR Exhaust Fan w/ Controller	-	-	-	-
HVAC Equipment Rtg HVAC Equip	2.5 Tons	2.0 Tons	-\$884.63	0.5	-	-\$442
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$242
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.39	576	Duct Surface Area (ft ²)	-\$798
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$448
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,721



ENERGY STAR Certified Homes, Version 3

Cost & Savings Estimates

Exhibit 13: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 5 - Config. B - Gas

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	13 SEER Central AC	13 SEER Central AC	-	-	-	-
Heating Equipment	80 AFUE Gas Furnace	95 AFUE Gas Furnace	\$7.85	60	kBtu/h	\$471
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.59 EF Gas DHW, 40 gallons	0.61 EF Gas DHW, 40 Gallons (Power Vent)	\$157.00	1	Water Heater	\$157
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,634
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-49	R-49	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20	R-20	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.04	2,160	Ins. Surface Area (ft ²)	\$93
Foundation Insulation	R-30 Floor Insulation	R-30 Floor Insulation	-	-	-	-
Foundation Insulation Installation	Grade II Installation	Grade I Installation	\$0.15	1,200	Ins. Surface Area (ft ²)	\$178
Windows	U-value: 0.32 / SHGC: 0.40	U-value: 0.27 / SHGC:0.40	\$1.04	360	Window Area (ft ²)	\$374
Doors	R-3.1	R-5.9	\$22.06	2	Door	\$44
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$100
Sub-Total of Thermal Enclosure System Rater Checklist						\$674
HVAC System Quality Installation Contractor Checklist						
Ventilation	ENERGY STAR Exhaust Fan w/ Controller	ENERGY STAR Exhaust Fan w/ Controller	-	-	-	-
HVAC Equipment Rtg HVAC Equip	2.5 Tons	2.0 Tons	-\$528.00	0.5	-	-\$264
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$64
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.39	576	Duct Surface Area (ft ²)	-\$798
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification, Elimination of B-Vent						\$250
Sub-Total of HVAC System QI Rater Checklist						-\$548
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,721



ENERGY STAR Certified Homes, Version 3

Cost & Savings Estimates

Exhibit 14: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 6 - Config. A - Electric

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	(See Heating Equipment)	(See Heating Equipment)	-	-	-	-
Heating Equipment	7.7 HSPF / 13 SEER	9.5 HSPF / 15 SEER	\$396.00	2	Tons	\$792
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.92 EF Electric DHW, 40 Gallons	0.93 EF Electric DHW, 40 Gallons	\$16.00	1	Water Heater	\$16
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,814
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-49	R-49	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20+5	R-20+5	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.04	2,160	Ins. Surface Area (ft ²)	\$93
Foundation Insulation	R-30 Floor Insulation	R-30 Floor Insulation	-	-	-	-
Foundation Insulation Installation	Grade II Installation	Grade I Installation	\$0.15	1,200	Ins. Surface Area (ft ²)	\$178
Windows	U-value: 0.32 / SHGC: 0.40	U-value: 0.27 / SHGC:0.40	\$1.04	360	Window Area (ft ²)	\$374
Doors	R-3.1	R-5.9	\$22.06	2	Door	\$44
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$100
Sub-Total of Thermal Enclosure System Rater Checklist						\$674
HVAC System Quality Installation Contractor Checklist						
Ventilation	ENERGY STAR Exhaust Fan w/ Controller	ENERGY STAR Exhaust Fan w/ Controller	-	-	-	-
HVAC Equipment Rtg HVAC Equip	2.5 Tons	2.0 Tons	-\$936.00	0.5	-	-\$468
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$268
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.39	576	Duct Surface Area (ft ²)	-\$798
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification						\$350
Sub-Total of HVAC System QI Rater Checklist						-\$448
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,797



ENERGY STAR Certified Homes, Version 3

Cost & Savings Estimates

Exhibit 15: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 6 - Config. B - Gas

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	13 SEER Central AC	13 SEER Central AC	-	-	-	-
Heating Equipment	80 AFUE Gas Furnace	95 AFUE Gas Furnace	\$7.85	60	kBtu/h	\$471
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.59 EF Gas DHW, 40 gallons	0.61 EF Gas DHW, 40 Gallons (Power Vent)	\$157.00	1	Water Heater	\$157
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,634
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-49	R-49	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20+5	R-20+5	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.04	2,160	Ins. Surface Area (ft ²)	\$93
Foundation Insulation	R-30 Floor Insulation	R-30 Floor Insulation	-	-	-	-
Foundation Insulation Installation	Grade II Installation	Grade I Installation	\$0.15	1,200	Ins. Surface Area (ft ²)	\$178
Windows	U-value: 0.32 / SHGC: 0.40	U-value: 0.27 / SHGC:0.40	\$1.04	360	Window Area (ft ²)	\$374
Doors	R-3.1	R-5.9	\$22.06	2	Door	\$44
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$100
Sub-Total of Thermal Enclosure System Rater Checklist						\$674
HVAC System Quality Installation Contractor Checklist						
Ventilation	ENERGY STAR Exhaust Fan w/ Controller	ENERGY STAR Exhaust Fan w/ Controller	-	-	-	-
HVAC Equipment Rtg HVAC Equip	2.0 Tons	1.5 Tons	-\$528.00	0.5	-	-\$264
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$64
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.39	576	Duct Surface Area (ft ²)	-\$798
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification, Elimination of B-Vent						\$250
Sub-Total of HVAC System QI Rater Checklist						-\$548
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,721



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Exhibit 16: ENERGY STAR v3.1 Certified Home vs 2012 IECC Home - CZ 7 - Config. B - Gas

Measure	2012 IECC Baseline	ENERGY STAR v3.1	Inc. Cost	Unit Qty	Cost Unit	Inc. Cost
Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						
Infiltration	3 ACH50	3 ACH50	-	-	-	-
Cooling Equipment	13 SEER Central AC	13 SEER Central AC	-	-	-	-
Heating Equipment	80 AFUE Gas Furnace	95 AFUE Gas Furnace	\$7.85	60	kBtu/h	\$471
Duct Location	Unconditioned Space	Ductwork Located in Conditioned Space	\$0.39	2,400	CFA (ft ²)	\$936
Water Heater	0.59 EF Gas DHW, 40 gallons	0.61 EF Gas DHW, 40 Gallons (Power Vent)	\$157.00	1	Water Heater	\$157
Lighting	75% Fluorescent Lighting	90% ENERGY STAR CFLs	\$2.80	7	Lamps	\$20
Thermostat	Programmable Thermostat	Programmable Thermostat	-	-	-	-
Dishwasher	Standard Efficiency Dishwasher	ENERGY STAR Dishwasher	\$10.00	1	Dishwasher	\$10
Refrigerator	Standard Efficiency Refrigerator	ENERGY STAR Refrigerator	\$40.00	1	Refrigerator	\$40
Sub-Total of Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target						\$1,634
Thermal Enclosure System Rater Checklist						
Ceiling Insulation	R-49	R-49	-	-	-	-
Ceiling Insulation Installation	Grade II Installation	Grade I Installation	\$0.07	1,200	Ins. Surface Area (ft ²)	\$85
Above-Grade Wall Insulation	R-20+5	R-20+5	-	-	-	-
A-G Wall Insulation Installation	Grade III Installation	Grade I Installation	\$0.04	2,160	Ins. Surface Area (ft ²)	\$93
Foundation Insulation	R-38 Floor Insulation	R-38 Floor Insulation	-	-	-	-
Foundation Insulation Installation	Grade II Installation	Grade I Installation	\$0.15	1,200	Ins. Surface Area (ft ²)	\$178
Windows	U-value: 0.32 / SHGC: 0.40	U-value: 0.27 / SHGC:0.40	\$1.04	360	Window Area (ft ²)	\$374
Doors	R-3.1	R-5.9	\$22.06	2	Door	\$44
Additional Checklist Measures: Reduced Lumber from Advanced Framing, Rater Verification						-\$100
Sub-Total of Thermal Enclosure System Rater Checklist						\$674
HVAC System Quality Installation Contractor Checklist						
Ventilation	ENERGY STAR Exhaust Fan w/ Controller	ENERGY STAR Exhaust Fan w/ Controller	-	-	-	-
HVAC Equipment Rtg HVAC Equip	2.0 Tons	1.5 tons	-\$528.00	0.5	-	-\$264
Additional Checklist Measures: Credential Fee, HVAC Commissioning, Contractor Completion of Checklist						\$200
Sub-Total of HVAC System QI Contractor Checklist						-\$64
HVAC System Quality Installation Rater Checklist						
Duct Sealing - Total Leakage	4 CFM per 100 ft ² of CFA @ Rough-In	4 CFM per 100 ft ² of CFA @ Rough-In	-	-	-	-
Duct Insulation	R-8 Attic, R-6 Other Uncond. Spaces	No Insulation; Ducts in Conditioned Space	-\$1.39	576	Duct Surface Area (ft ²)	-\$798
Additional Checklist Measures: Document Collection & Review, Bedroom Pressure Balancing, MERV 6 Filter, Rater Verification, Elimination of B-Vent						\$250
Sub-Total of HVAC System QI Rater Checklist						-\$548
Water Management System Builder Checklist						
Sub-Total of Water Management System Builder Checklist: Builder Completion of Checklist						\$25
Total Incremental Cost for the Home						\$1,721



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Section 3: Incremental Cost & Savings of the Thermal Enclosure System Rater Checklist (TES)

Average Estimated Incremental Cost

The requirements of the TES were grouped into two categories – those that impact the HERS Index and those that do not. This is an important distinction, because partners have expressed an interest in knowing what the cost of the checklist is, yet many of the requirements are efficiency measures that might also be included as part of a standard HERS rating.

As can be seen in Exhibits 4 through 16, the net cost for complying with the TES was estimated to be between \$332 and \$732, depending on Climate Zone and house configuration, and encompasses both requirements that improve the HERS Index and those that do not.

Excluding the requirements that improve the HERS Index, the remaining checklist requirements address reduced thermal bridging requirements and Rater verification of the TES and actually result in a net savings of \$25 in Climate Zone 1 through 4 and net savings of \$100 in Climate Zones 5 through 8. Net savings occur due to reduced lumber costs as a result of the reduced thermal bridging requirements.

The Rationale section, below, discusses the costs for all measures in more detail.

Average Estimated Incremental Savings

The savings for any requirement of the TES that impacts the HERS Index was captured within REM/Rate. The only impact that was estimated outside of REM/Rate was to increase the heating and cooling consumption for each baseline home by 5% to account for the increased convective losses because these baseline homes are not required to achieve the Grade I insulation installation or fully-aligned air barriers that are required by the TES. By minimizing gaps, voids, and compressions in the ENERGY STAR certified homes, fewer air spaces will be created within the wall cavity, thereby reducing the potential for convective loops.

The Rationale section, below, discusses the approach to estimating savings for all measures in more detail.

Rationale

Section 1 requires high-performance fenestration. The incremental cost for improving fenestration from the requirements of the 2012 IECC (i.e., the code minimum for states where Version 3.1 is required) to ENERGY STAR certified windows was captured in Exhibits 4 through 16. The energy savings from this measure were captured within REM/Rate.

Section 2 requires quality-installed insulation that meets minimum levels and achieves Grade I insulation installation (or Grade II for surfaces that contain a layer of continuous, air impermeable insulation that meets a minimum specified insulation level).

The insulation levels were modeled to be consistent with the 2012 IECC requirements (i.e., the code minimum for states where Version 3.1 is required) and, therefore, no incremental cost or energy savings were estimated. In contrast, an incremental cost was estimated for achieving Grade I insulation installation. This incremental cost was estimated for each home configuration and each relevant assembly (i.e., ceiling, wall, floor) as shown in Exhibits 4 through 16. The conductive savings from Grade I insulation installation were estimated within REM/Rate. In addition, achieving Grade I insulation installation will minimize gaps, voids, and compressions, resulting in fewer air spaces within assemblies and reduced convective losses. As noted above, the heating and cooling consumption for each baseline home was increased by 5% to account for the increased convective losses because these baseline homes are not required to meet these requirements.

Section 3 requires fully-aligned air barriers in walls, floors, and ceilings. These details are generally implicitly or explicitly required by the 2012 IECC. For example, code requires that the exterior thermal envelope insulation for framed walls be installed in substantial contact and continuous alignment with the building envelope air barrier, that insulation be installed to maintain permanent contact with the underside of subfloor decking, that a minimum of a 1-inch space be provided between insulation and the roof sheathing to not block the free flow of air at the location of the vent, and that air barriers in any dropped ceiling or soffit be substantially aligned with insulation. Because these requirements are required by code, no incremental cost or energy savings were estimated. The one detail not required by code that is required by this Section of the TES is that, in Climate Zones 4 through 8, an air barrier must be included on the interior surface of wall insulation. This is anticipated to be accomplished by achieving Grade I insulation installation, per Section 2, which will minimize gaps, voids, and compressions that would prevent alignment with drywall. Therefore, no additional incremental cost or energy savings were estimated for this Section.



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Cost & Savings Estimates

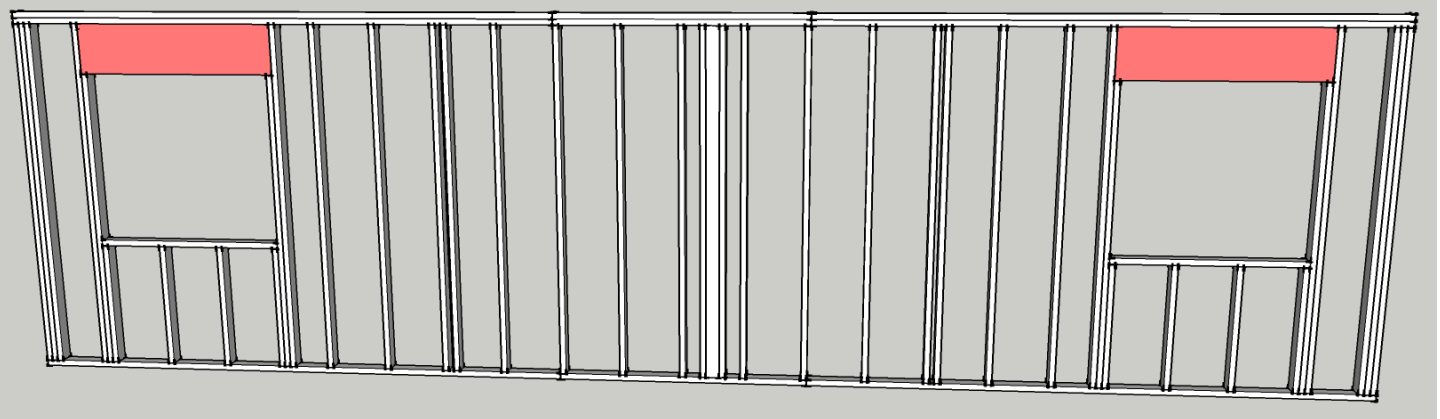
Section 4 requires the use of details that reduce thermal bridging. Several of these details are required by the 2012 IECC, such as extending full height uncompressed insulation over the wall top plate at the eaves, and requiring that access be provided to all equipment in attics that prevents damaging or compressing the insulation beneath.

However, Section 4 also requires that a strategy be selected to reduce thermal bridging in above-grade walls, which is not required by code. For this analysis, the cost and energy savings associated with the advanced framing option in this Section were estimated using a reduced framing fraction of 19%, rather than the default of 23%, in each home.

Code requires that all headers be insulated, which generally aligns with the TES requirement to insulate all headers above windows and doors $\geq R-3$ for 2x4 framing or equivalent cavity width, and $\geq R-5$ for all other assemblies (e.g., with 2x6 framing). The remaining advanced framing details are not required by code, including that corners use modified framing or high-density insulation to achieve $\geq R-6$, that framing be limited at all windows & doors, that all interior / exterior wall intersections be insulated to the same R-value as the rest of the exterior wall, and that extraneous use of framing be minimized. These details are achieved by reducing the amount of lumber used in the walls, resulting in a reduced framing fraction.

To estimate the impact on framing fraction from these details, a 30'x8' wall was modeled with and without these details. The wall below was modeled without these features and has a framing fraction of 23%.

30' Long by 8' High 2x4 16" OC Standard Wall with Two Windows (4'-1" x 3'-8.5")



Top & Bottom Plates:	3 * 30' * 1.5"	= 11.3 sqft
King Studs:	23 * 7'-7.5" * 1.5"	= 21.9 sqft
Int. / Ext. Wall Intersection:	7'-7.5" * 3.5"	= 2.2 sqft
Exterior Wall Corner:	4 * 7'-7.5" * 1.5"	= 3.8 sqft
Window Header:	2 * 4'-4" * 11.5"	= 8.3 sqft
Jacks / Trimmers:	4 * 6'-8" * 1.5"	= 6.0 sqft
Window Sills:	2 * 4'-1" * 1.5"	= 1.0 sqft
Cripples:	8 * 2'-8.5" * 1.5"	= 2.7 sqft
 Total Wood Area		 = 54.6 sqft
Total Wall Area		= 240 sqft
Framing Fraction	= 54.6 / 240	= 23%

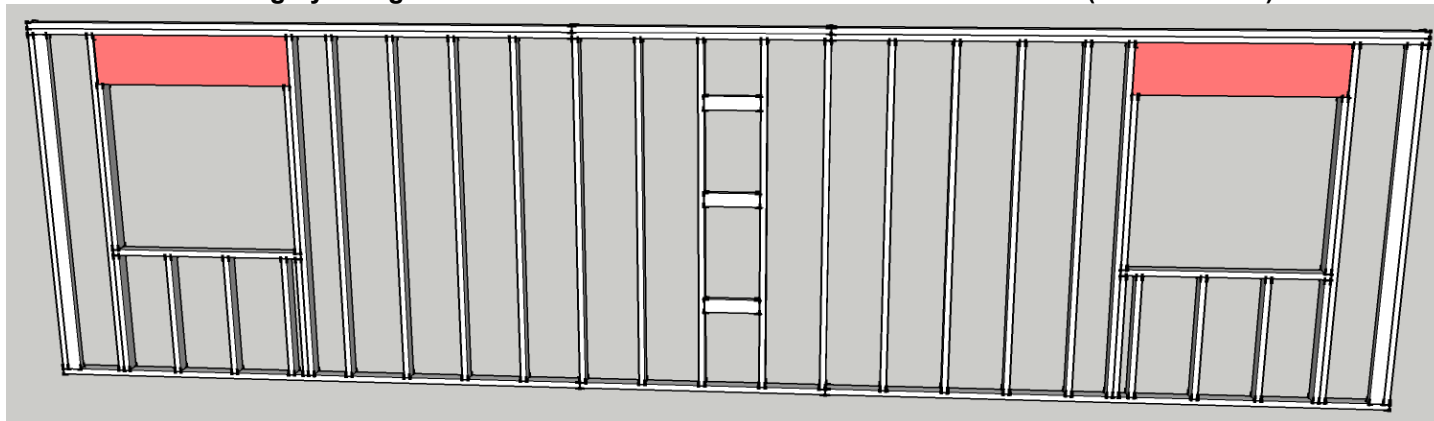


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The wall below was modeled with these features and has a framing fraction of 18%.

30' Long by 8' High 2x4 16" OC ENERGY STAR Wall with Two Windows (4'-1" x 3'-8.5")



Top & Bottom Plates:	3 * 30' * 1.5"	= 11.3 sqft
King Studs:	19 * 7'-7.5" * 1.5"	= 18.1 sqft
Int. / Ext. Wall Intersection:	(Insulated Ladder Wall)	= 0 sqft
Exterior Wall Corner:	(Insulated 3-Stud Corner)	= 0 sqft
Window Header:	2 * 4'-4" * 11.5"	= 8.3 sqft
Jacks / Trimmers:	4 * 3'-10" * 1.5"	= 1.9 sqft
Window Sills:	2 * 4'-4" * 1.5"	= 1.1 sqft
Cripples:	10 * 2'-8.5" * 1.5"	= 3.4 sqft
Total Wood Area		= 44.1 sqft
Total Wall Area		= 240 sqft
Framing Fraction	= 44.1 / 240	= 18%

Recognizing that not all walls will achieve the exact same reduction in framing fraction, for this analysis the baseline and improved framing fraction values were aligned with the default framing fractions in the Residential Energy Services Network's "RESNET Mortgage Industry National Home Energy Rating Standards," January 2013. Table 303.4.1.3 of this Standard defines a default framing fraction of 23% for 16 inch on-center Standard walls and 19% for 16 inch on-center Advanced walls. Energy savings from this reduction in framing were estimated within REM/Rate. In addition to saving energy, the lower framing fraction will reduce material costs. To estimate the material cost savings, the net wall area of each home modeled in Exhibits 4 through 16 was multiplied by 23% for the baseline home and by 19% for the ENERGY STAR certified home. The resulting lumber area was converted to thousand board-feet and multiplied by the material cost for 2x4 8.5 ft. high studs in Climate Zones 1 through 4 and 2x6 8.5 ft. high studs in Climate Zones 5 through 8. This resulted in material savings of \$114 per home in Climate Zones 1 through 4 and \$180 in Climate Zones 5 through 8.

Section 5 requires air sealing of penetrations, cracks, and other openings in the home's thermal enclosure system. These details largely overlap with the 2012 IECC, which requires that all joints, seams, and penetrations; other sources of infiltration; and utility penetrations be caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film or solid material. Code specifically requires that the junction of the foundation and sill plate be sealed (but does not require a gasket); that the space between window/door jambs and framing be sealed; and that duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space be sealed. For recessed luminaires, code requires that they be IC-rated and labeled as meeting ASTM E283 and be sealed with a gasket or with caulk between the housing and the interior wall or ceiling covering. Finally, code requires that access doors from conditioned spaces to unconditioned spaces be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. The one detail not explicitly required by code, the placement of a foam gasket beneath above-grade sill plates that rest atop concrete or masonry and are adjacent to conditioned space, is assumed to be used as a strategy to meet the rigorous infiltration limits in the 2012 IECC.

As a result of these code requirements, no incremental costs were estimated for the air sealing measures in Section 5. Instead, it was assumed that these requirements will be met to achieve the code-required infiltration limits of 5 and 3 ACH50. Also note that no incremental cost was estimated for the blower door test, as it was assumed that a blower door test will be used to demonstrate compliance with the code-required infiltration limit. However, an incremental cost was



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estimated in Exhibits 4 through 7 to account for additional air sealing required to reduce the infiltration rate from 5 to 4 ACH50 in Climate Zones 1 and 2, as required in the Prescriptive Path of the program.

Finally, despite the fact that many of the requirements in the TES are also required by code, the 2012 IECC does not require third-party verification of these details by a Home Energy Rater. It is estimated that this will require two inspections plus transportation time. Combined, this was estimated to take an average of 1.5 hours per home. At a labor rate of \$52 per hour for a Home Energy Rater, this was estimated to cost \$78.

In summary, the costs for the measures that impact the HERS Index are itemized in Exhibits 4 through 16. The additional costs for the reduced thermal bridging requirements and Rater verification of the TES sum to -\$36 in Climate Zones 1 through 4 and -\$101 in Climate Zones 5 through 8, and were rounded to the nearest \$25, for a final estimated cost of -\$25 and -\$100 respectively.



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Section 4: Incremental Cost & Savings of the HVAC System QI Contractor Checklist (HVAC-C)

Average Estimated Incremental Cost

The requirements of the HVAC-C were grouped into two categories – those that impact the HERS Index and those that do not. This is an important distinction, because partners have expressed an interest in knowing what the cost of the checklist is, yet several of the requirements are efficiency measures that might also be included as part of a standard HERS rating.

As can be seen in Exhibits 4 through 16, complying with the HVAC-C was estimated to save between \$268 and \$64, depending on Climate Zone and house configuration, and encompasses both requirements that improve the HERS Index and those that do not.

Excluding the requirements that impact the HERS Index, the remaining checklist requirements address the HVAC credential fee, commissioning of the heating and cooling equipment, and contractor completion of the Checklist, which are estimated to cost \$200.

The Rationale section, below, discusses the costs for all measures in more detail.

Average Estimated Incremental Savings

Because code requires that heating and cooling design loads be properly calculated, that equipment capacity be properly selected, and that ducts be properly designed, no energy savings were associated with these requirements.

In addition, no energy impacts were associated with meeting the filter requirements of ASHRAE 62.2-2010. The energy use required to meet the ventilation requirements of ASHRAE 62.2-2010 and the 2012 IECC was captured within REM/Rate. The only impact that was estimated outside of REM/Rate was the energy savings for complying with the commissioning requirements for heating and cooling systems (i.e., refrigerant test, air handler air flow test, and air balancing). These were estimated to be 6.9% of heating consumption for air-source heat pumps and 6.9% of cooling consumption for heat pumps and air conditioners.

The Rationale section, below, discusses the approach to estimating savings for all measures in more detail.

Rationale

HVAC contractors are required to be credentialed by an HVAC Quality Installation Oversight Organization (HQUITO) to install HVAC systems in an ENERGY STAR certified home. Multiple HQUITO's are available, each with its own fee structure and an overall cost per home that is dependent on the annual number of homes that the contractor installs systems in. Costs per home can range from less than \$10 to greater than \$100. For a contractor installing systems in 50 homes per year, the costs per home after the first year will range from about \$16 to \$36. An average credential fee per home is estimated to be \$25, with the understanding that the actual cost may be higher or lower, depending on the contractor.

Section 1 of the Checklist requires that a whole-house mechanical ventilation system be designed and installed, which is also required by the 2012 IECC. The 2012 IECC also requires that HVAC fans used as part of a whole-house system have an ECM motor and that bath fans exceeding 89 CFM have an efficiency of 2.8 CFM / watt, which is aligned with the efficiency requirements of the ENERGY STAR certified bath fan program. Therefore, no incremental costs were assumed for the ventilation system.

In Climate Zones 1 through 3, the ventilation system was comprised of a ventilation controller for 62.2 compliance, a 6" round motorized fresh air damper to provide ventilation air to the return-side of the HVAC system, a switch that allows the bathroom fan to ventilate when the HVAC fan is not in heating or cooling mode, and an ENERGY STAR certified ceiling exhaust bath fan. Homes with this system use the supply ventilation system when the HVAC air handler is running in heating or cooling mode, and the bathroom exhaust fan system when the HVAC air handler is not running. The run time of both the HVAC fan and the bathroom exhaust fan is managed by the 62.2 controller, which communicates with the bath fan using the switch.

For Climate Zones 4 through 7, the ventilation system was comprised of an ENERGY STAR certified bathroom exhaust fan and bath fan controller.

Sections 2 through 5 of the Checklist require that designers properly calculate heating and cooling design loads (generally per ACCA Manual J), select right-sized equipment capacities (generally per ACCA Manual S), and design the duct system (generally per ACCA Manual D). No incremental costs or savings were estimated specifically for these tasks, as they are



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required by the 2012 IRC. However, while both the baseline home and the ENERGY STAR certified home were assumed to be right-sized per code requirements, the cooling equipment capacity of the ENERGY STAR certified home was assumed to be one half ton smaller. This occurs because of the reduced load resulting from the insulation installation, infiltration, and fenestration requirements of the program. The cost savings from this half ton reduction in equipment size is included in Exhibits 4 through 16.

Sections 6 through 12 of the Checklist require several HVAC commissioning tests to be completed, which are not explicitly required by the 2012 IRC. Measuring refrigerant charge using a digital manifold was estimated to take 20 minutes. Using static pressure to approximate air handler airflow was estimated to take 15 minutes. Electrical measurements taken at the condenser and air handler can be completed during the course of these two tests and no incremental cost was estimated.

The 2012 IRC does not explicitly require that the contractor verify that the operating and safety controls meet OEM requirements. However, this general requirement was not anticipated to add incremental time or costs to the commissioning process.

The 2012 IRC does require that equipment that has cooling coils, as well as condensate producing appliances, include a drain pan. Therefore, no incremental cost was assumed for meeting the requirement to include a corrosion-resistant drain pan, properly sloped to drainage system, with each HVAC component that produces condensate.

Measuring register airflow and balancing the system, as needed, is not explicitly required by the 2012 IRC. This was estimated to take 75 minutes.

At a labor rate of \$84 per hour for an HVAC Contractor, the total cost of commissioning (i.e., measuring refrigerant charge, using static pressure to approximate air handler airflow, and measuring register airflow and balancing the system) was estimated to be \$154.

Energy savings from the HVAC commissioning were based upon the following paper: Pigg, S. (2008). Central Air Conditioning in Wisconsin: A Compilation of Recent Field Research (Report Number 241-1). Energy Center of Wisconsin.

Specifically, a savings factor of 4.0% was estimated for the commissioning of the refrigerant charge. This was derived from the average savings cited on page 34, which states: "If one combines this charge error distribution with the performance curves in Figure 32—together with an assumption that the majority of new units are TXV systems—aggregate savings from tuning refrigerant charge appears to be on the order of 3 to 5 percent."

In addition, a savings factor of 2.9% was estimated for the commissioning of system airflow. This was derived in part from the average savings cited on page 37, which states: "The average EER improvement from these airflow adjustments was +5.6 percent." Because this savings amount represents only the subset of systems for which airflow had to be adjusted, and not the overall population of systems, it was reduced to account for this subset. Table 9 of the paper indicates that 52% of the new systems required airflow adjustments, as summarized below:

Description	All Homes	% With Improper Airflow
New, SEER 10-13	10	20%
New, SEER 14+	30	63%
Total	40	52%

Therefore, the savings factor of 2.9% was derived by multiplying 5.6% savings by 52% of systems requiring airflow adjustment.

Combined, this results in a savings factor of $4.0\% + 2.9\% = 6.9\%$. This factor was applied to both the heating consumption of air-source heat pumps and the cooling consumption of both air-source heat pumps and air conditioners.

Finally, it was estimated that it will take 20 minutes to fill out the values on the checklist as the design and commissioning is completed. At a labor rate of \$84 per hour, the estimated cost for this task was \$28.

In summary, the costs for the measures that impact the HERS Index are itemized in Exhibits 4 through 16. The additional costs for the HVAC credential, the commissioning, and the completion of the Checklist sum to \$207 and were rounded to the nearest \$25, for a final estimated cost of \$200.



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Section 5: Incremental Cost & Savings of the HVAC System QI Rater Checklist (HVAC-R)

Average Estimated Incremental Cost

The requirements of the HVAC-R were grouped into two categories – those that impact the HERS Index and those that do not. This is an important distinction, because partners have expressed an interest in knowing what the cost of the checklist is, yet several of the requirements are efficiency measures that might also be included as part of a standard HERS rating.

As can be seen in Exhibits 4 through 16, complying with the HVAC-R was estimated to save between \$548 and \$266, depending on Climate Zone and house configuration, and encompasses both requirements that improve the HERS Index and those that do not. Savings occur because of the elimination of duct insulation as a result of moving all ducts into conditioned space. While not a mandatory requirement, moving all ducts into conditioned space is a requirement of the Prescriptive Path and the cost was accounted for as one of the measures not required by the checklists, but used to meet the ENERGY STAR HERS Index Target.

Excluding the requirements that impact the HERS Index, the remaining checklist requirements address document collection and review, bedroom pressure balancing, the use of a MERV 6 filter, Rater verification of the checklist, and combustion safety, including the elimination of the “B”-vent for homes with a gas furnace in Climate Zones 4 through 8. This subset of requirements was estimated to cost \$350, except for the gas homes where the “B”-vent is eliminated, for which the cost was estimated to be \$250.

The Rationale section, below, discusses the costs for all measures in more detail.

Average Estimated Incremental Savings

Because the requirements of the HVAC-R simply help ensure that the heating, cooling, ventilation, and duct system requirements contained in the HVAC-C have been met, no additional energy savings were associated with the HVAC-R.

Rationale

Section 1 of the HVAC-R requires Raters to collect the completed HVAC-R, along with supplemental documentation, and review key parameters for accuracy. It was estimated that the collection and review will take one hour per home. At a labor rate of \$52 per hour for a Home Energy Rater, this was estimated to cost \$52. Raters are also required to duplicate the static pressure test conducted by the contractor. It is estimated that the Rater can conduct this test while on-site for their final inspection and can complete the test in approximately 10 minutes. Therefore, this was estimated to cost \$9 at a labor rate of \$52 per hour. Finally, Section 1 requires that the Rater confirm that the contractor is credentialed. It was estimated that the Rater will complete this task through an HQUITO website in 5 minutes. At a labor rate of \$52 per hour, this will cost \$4.

Section 2 requires, in part, that the duct system be visually inspected for proper installation. It is expected that this visual inspection will occur concurrent with the visual inspections conducted for the Thermal Enclosure System Rater Checklist and therefore no incremental cost was estimated for this task.

Section 2 also requires that the Rater verify that the airflow register quantities and locations match the balancing report. It was estimated that it will take approximately 15 minutes to visually verify this item in the home during final inspection. At a labor rate of \$52 per hour, this will cost \$13.

Finally, Section 2 requires that the bedrooms in the home be pressure-balanced. Assuming that pressure relief is provided by a transfer grille, at a cost of \$38 per grille (including two interior registers, a galvanized frame, and a sound baffle), the total cost for this feature was estimated to be \$152 for a four bedroom home, plus 40 minutes of installation by an HVAC Assistant at a labor rate of \$52 per hour, equal to \$35. In addition, the Rater must verify that the pressure balancing requirements have been met. Estimating 5 minutes per bedroom, at a labor rate of \$52 per hour, the cost for verification was \$17. These three costs add to a total of \$204.

Section 3 requires that duct insulation levels be visually verified. All of the ENERGY STAR certified home configurations were modeled with all ducts and the air handler in conditioned space. Therefore, no duct insulation was required. In contrast, the 2012 IECC baseline homes were configured with ducts that were not all in conditioned space. Therefore, R-8 duct insulation was assumed for all supply ducts in the attic and R-6 for all other ducts in unconditioned space to meet code requirements. This resulted in savings of \$616 to \$798 for the ENERGY STAR certified home configurations.

However, these savings were more than offset by the added cost to move the ducts into conditioned space. A variety of strategies can be used to move ducts into conditioned space, including an architectural redesign, encapsulation of the



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ducts with insulation, and a conditioned attic. For this analysis, the first strategy was selected, resulting in an incremental cost of \$936. Because moving all ducts and the air handler into conditioned space is not a mandatory requirement, this cost was accounted for in Exhibits 4 through 16 in the section titled, "Measures Not Required by Checklists & Used to Meet ENERGY STAR HERS Index Target".

Section 4 requires that ducts be tested and verified to meet air leakage limits. All of the ENERGY STAR certified home configurations were modeled with all ducts and the air handler in conditioned space. Therefore, while the leakage limit to the outside is not applicable, the total leakage limit does apply and is 4 CFM per 100ft² of conditioned floor area at 'rough-in' or 8 CFM per 100ft² of conditioned floor area at 'final'. In contrast, the 2012 IECC baseline homes were configured with ducts that were not all in conditioned space. Therefore, duct leakage sealing and testing would also be required for these homes to meet the code-mandated limit of 4 CFM per 100ft² of conditioned floor area at 'rough-in'. As a result, no incremental cost was assumed for completing the duct sealing or duct leakage test for the ENERGY STAR certified home configurations.

Section 5 requires the whole-house mechanical ventilation rate to be measured. Verifying that the Rater-measured ventilation rate is within 100-120% of HVAC contractor design value was estimated to take between 5 and 20 minutes. At a labor rate of \$52 per hour, the test will cost between \$4 and \$17. By averaging the two values, a cost of \$11 was estimated.

Section 6 requires basic commissioning of the HVAC system, such as assessing airflow when the thermostat is in heating, cooling, and fan mode, and visually inspecting the ventilation system for override controls and labels. These items can be completed in approximately 5 minutes. At a labor rate of \$52 per hour, the incremental cost was estimated to be \$4.

If a ventilation inlet is present in the home, Section 7 requires that it be visually inspected for four attributes, which can be completed in approximately 5 minutes. At a labor rate of \$52 per hour, the incremental cost was estimated to be \$4.

Section 8 primarily defines airflow requirements for kitchen and bath fans, but also includes several requirements for the associated ductwork, as well as for clothes dryers. While the 2012 IRC requires bath and kitchen exhaust fan airflow rates that are consistent with the requirements of the HVAC-R, it does not require a third-party to verify the airflow rates. Because airflow must be verified by the Home Energy Rater for ENERGY STAR certified homes, an incremental cost was estimated to purchase a bath fan with 80 CFM of rated airflow rather than 50 CFM, to help ensure compliance with the Checklist requirements. This incremental cost was estimated to be \$6 per fan, or \$12 per home. Estimating that it takes 5 minutes to measure each bath fan and two bathrooms are present in the home, 10 minutes are required to complete this test. Due to the complexity of some kitchen exhaust fan inlets, it was estimated that it will take 10 minutes to verify the kitchen exhaust requirements. In total, this equals 20 minutes. At a labor rate of \$52 per hour, this equates to \$17.

The ductwork requirement in Section 8 that is likely to be applicable to most homes relates to clothes dryers. Like the HVAC-R, the 2012 IRC requires that clothes dryers be vented directly to outdoors, except for ventless dryers equipped with a condensate drain. Though the code does not require third-party verification of this requirement, this simple visual inspection can be incorporated into the other inspections completed by the Rater and was not estimated to add to the incremental cost.

Section 9 defines ventilation and exhaust fan efficiency and sound requirements. While the 2012 IRC contains requirements for the ventilation fan efficiency that are essentially identical to the ENERGY STAR program requirements, it does not contain requirements for sound. However, it was not expected that an incremental cost would be incurred to obtain bath fans with a sound rating of 3 sones or less. And, the sound limits for kitchen fans have been made a recommendation, rather than a requirement, so no incremental cost was assumed.

To verify that the bath fan sound limits have been met and that fans used as part of a whole-house mechanical ventilation system are ENERGY STAR certified will require the Rater to inspect the fan label, the packaging, or the specification sheet. This was estimated to take 5 minutes per home, on average. At a labor rate of \$52 per hour, this equates to \$4.

Section 10 defines combustion safety requirements. Unlike the HVAC-R, the 2012 IRC does not explicitly require power-vented or direct-vented combustion appliances, nor does it explicitly require combustion safety testing. However, for homes in Climate Zones 1 through 3, it was assumed that the most common compliance path would be to move the combustion appliances outside the pressure boundary, either into the unconditioned attic or the garage, or to use electric space and water heating equipment. In Climate Zones 4 through 8, the most common compliance path would be to use power-vented or direct-vented combustion appliances or electric space and water heating equipment. The cost associated with upgrading to a direct-vented furnace and power-vented water heater was accounted for in Exhibits 11 through 16 for the gas fueled homes in Climate Zones 4 through 7. For these home configurations, it was assumed that a "B-vent" metal combustion vent was replaced with a PVC side-wall combustion inlet and vent system, resulting in savings of \$100.



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The remainder of Section 10 defines requirements for fireplaces that are not mechanically-drafted or direct-vented and for unvented combustion appliances other than cooking ranges or ovens. On average, it is not expected that homes will have combustion appliances of these types and, therefore, no incremental cost was assumed for compliance.

Section 11 defines filtration requirements. The 2012 IRC does not explicitly require the installation of a filter, that all return air and mechanically supplied outdoor air pass through filter prior to conditioning, or that the filter access panel include a gasket or comparable sealing mechanism and fit snugly against the exposed edge of the filter when closed to prevent bypass. However, a filter is routinely included with new equipment and can be installed to meet these requirements with little to no added effort or cost. Therefore, only an incremental cost of \$6 was estimated to upgrade the filter from MERV 2 to MERV 6. In addition, visual verification of these requirements by the Rater was estimated to take 5 minutes. At a labor rate of \$52 per hour, this equates to \$4.

In summary, the costs for the measures that impact the HERS Index are itemized in Exhibits 4 through 16. The additional costs for the remaining HVAC-R measures sum to \$346 for all homes except those in Climate Zones 4 through 8 with gas heating, for which the costs sum to \$246. These values were rounded to the nearest \$25, for a final estimated cost of \$350 and \$250, respectively.



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Section 6: Inc. Cost & Savings of the Water Management System Bldr. Checklist (WMS)

Average Estimated Incremental Cost

The requirements of the WMS do not impact the HERS Index. The net cost for meeting these requirements was estimated to be \$25.

Average Estimated Incremental Savings

Energy savings were not anticipated as a result of implementing the WMS.

Rationale

Section 1 defines water management details applicable to the site and to the home's foundation, Section 2 defines details applicable to the wall assembly, Section 3 defines details applicable to the roof assembly, and Section 4 defines five requirements that help manage water in building materials. These requirements are aligned with the requirements of the 2012 IRC. Therefore, no incremental cost was estimated for meeting these code-required checklist items.

While the 2012 IRC does overlap with the WMS in terms of requirements, it does not require the builder or Rater to verify these Items and complete the Checklist. It was estimated that it will take 30 minutes to complete the Checklist by the foreman or site supervisor. At \$74 per hour for a Foreman, the estimated cost per home was \$37. This cost was rounded to the nearest \$25, for a final estimated cost of \$25.



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Section 7: Cost References

A. Thermal Enclosure System

Air Sealing

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
Accessed	June 2013
Notes	<ul style="list-style-type: none">• Because the database represents retrofit costs, the low-end of the cost range was used to approximate the costs for new construction.

Doors

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
Accessed	July 2013
Notes	<ul style="list-style-type: none">• Because the database represents retrofit costs, the low-end of the cost range was used to approximate the costs for new construction.• Costs linearly interpolated by U-factor using the following entries:<ul style="list-style-type: none">○ Swinging Entry, Opaque, Steel Frame, U-Value: 0.55○ Swinging Entry, Opaque, Fiberglass Frame, U-Value: 0.21

Framing

Reference	RS Means Construction Cost Data 2010
Accessed	June 2013
Notes	<ul style="list-style-type: none">• Framing costs based upon RS Means Line Number 06 11 10.40 6145, representing 2x4 8.5 ft. high studs in Climate Zones 1 through 4, and RS Means Line Number 06 11 10.40 6165, representing 2x6 8.5 ft. high studs in Climate Zones 5 through 8.• All costs prorated by 7.6% to adjust for inflation between 2010 and 2013 using RS Means 2013 Cost Construction Index.

Insulation Installation

Source	RS Means Construction Cost Data 2010
Accessed	June 2013
Notes	<ul style="list-style-type: none">• Incremental cost for going from Grade III to Grade I wall insulation:<ul style="list-style-type: none">○ In Climate Zones 1-4: Assumed to cost 35% more than labor rate for RS Means Line Number 07 21 16.20 0080, representing batt insulation,○ In Climate Zones 5-7: Assumed to cost 25% more than labor rate for RS Means Line Number 07 21 26.10 0020, representing blown insulation.• Incremental cost for going from Grade II to Grade I ceiling insulation assumed to cost 10% more than labor rate for RS Means Line Number 07 21 16.10 2210, representing blown insulation.• Incremental cost for going from Grade II to Grade I floor insulation assumed to cost 25% more than labor rate for RS Means Line Number 07 21 16.10 2215, representing blown insulation.• All labor rates prorated by 7.6% to adjust for inflation between 2010 and 2013 using RS Means 2013 Cost Construction Index.

Windows

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
	Market data from ENERGY STAR Program Requirements for Residential Windows, Doors, and



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	Skylights
Accessed	June 2013
Notes	<ul style="list-style-type: none">• A two-step process was used to estimate the incremental costs for windows, reflecting a dearth of data for this measure.• In the first step, data from the NREL National Residential Energy Efficiency Measures Database was used to create two multivariate regression equations. Because the database represents retrofit costs, the low-end of the cost range was used as inputs into the regression. Each equation represented the cost per square foot of window, using the U-factor and SHGC as inputs. The first equation was created using the NREL data for insulated frames, representing windows with a U-factor ≤ 0.32, and is as follows: $y = [\text{SHGC}] \times (-0.688) + [\text{U-value}] \times (-96.33) + 54.5$. The second equation was created using the NREL data for non-metal frames, representing windows with a U-factor > 0.32, and is as follows: $y = [\text{SHGC}] \times (-1.32) + [\text{U-value}] \times (-8.36) + 25.8$.• Even using the low-end of the retrofit cost data from the NREL database, the resulting regression equations over-predicted the cost of windows relative to incremental cost data collected during the development of Version 5 of the ENERGY STAR Program Requirements for Residential Windows, Doors, & Skylights. The incremental cost data reported for upgrading from the 2009 IECC window requirements to Version 5 of the ENERGY STAR Program Requirements for Residential Windows, Doors, & Skylights ranged from zero to \$0.66 per square foot. In contrast, the highest incremental cost predicted by the unmodified regression equations was \$3.06 per square foot in Climate Zones 5 through 7. Therefore, the second step discounted the costs predicted by the unmodified regression equations by applying a factor to align with the reported costs. That is to say, the \$3.06 per square foot predicted cost was reduced to \$0.66 per square foot by applying a factor of 21.5%. This factor was then applied to both regression equations.• Using these modified regression equations, the cost of each baseline and ENERGY STAR window was calculated using the U-factor and SHGC, with the difference between the two representing the incremental cost.

B. Space Conditioning Equipment & Filter

Air-source Heat Pump

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
Accessed	June 2013
Notes	<ul style="list-style-type: none">• Because the database represents retrofit costs, the low-end of the cost range was used to approximate the costs for new construction.• Costs were linearly interpolated by SEER and HSPF.

Central Air Conditioner

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
Accessed	June 2013
Notes	<ul style="list-style-type: none">• Because the database represents retrofit costs, the low-end of the cost range was used to approximate the costs for new construction.• Costs were linearly interpolated by SEER.

Filter

Reference	True Blue 12 in. x 24 in. x 1 in. Fiberglass FPR 1 Air Filter (MERV 2) Homedepot.com, Gulfgate Mall Store #6509 (Houston), Model # 112241
	Filtrete 12 in. x 24 in. x 1 in. Household Dust Reduction FPR 5 Air Filter (MERV 6) Homedepot.com, Gulfgate Mall Store #6509 (Houston), Model # HHD20DC-6



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Accessed	July 2013
Notes	<ul style="list-style-type: none">N/A.

Gas Furnace

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
Accessed	June 2013
Notes	<ul style="list-style-type: none">Because the database represents retrofit costs, the low-end of the cost range was used to approximate the costs for new construction.Costs were linearly interpolated by AFUE.

C. Ventilation Equipment

Exhaust Ventilation System

Reference	SmartExhaust Toggle Controller http://www.aircyclor.com/products/smartexhaust ENERGY STAR Certified NuTone Ultra Silent 110 CFM Ceiling Exhaust Bath Fan Homedepot.com, Gulfgate Mall Store #6509 (Houston), Model # QTN110E
Accessed	July 2013
Notes	<ul style="list-style-type: none">Included in homes in Climate Zones 4-7.Because the 2012 IECC also requires a whole-house ventilation system, no incremental cost was assumed for the SmartExhaust Toggle Controller and the ENERGY STAR certified ceiling exhaust bath fan.

Supply Ventilation System

Reference	AirCycler g2 http://www.aircyclor.com/products/aircyclor-g2 Honeywell EARD6 6" Round Motorized Fresh Air Damper http://www.pexsupply.com/Honeywell-EARD6-6-Round-Motorized-Fresh-Air-Damper-DH90-13233000-p AirCycler FanConnect http://www.aircyclor.com/products/fanconnect ENERGY STAR Certified NuTone Ultra Silent 110 CFM Ceiling Exhaust Bath Fan Homedepot.com, Gulfgate Mall Store #6509 (Houston), Model # QTN110E Hampton Bay 110 CFM Ceiling Exhaust Bath Fan Homedepot.com, Gulfgate Mall Store #6509 (Houston), Model # BPT18-34A-1
Accessed	July 2013
Notes	<ul style="list-style-type: none">Included in homes in Climate Zones 1-3.The ventilation system is comprised of an AirCycler g2 controller for 62.2 compliance, a 6" round motorized fresh air damper to provide ventilation air to the return-side of the HVAC system, a FanConnect switch that allows the bathroom fan to ventilate when the HVAC fan is not in heating or cooling mode, and an ENERGY STAR certified ceiling exhaust bath fan.Because the 2012 IECC also requires a whole-house ventilation system, no incremental cost was assumed for this system.



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D. Ductwork

Transfer Grille

Reference	Return Air Pathway 12x6" New Construction http://www.tamtech.com/store/pressure-balancing-ashrae-energystar-hvac-air,category.asp Model # Tti-RAP12.6
Accessed	July 2013
Notes	<ul style="list-style-type: none">Contents include 2-white interior grilles, 1-galvanized frame, and 1-interior baffle.

Duct Location

Reference	Low Cost Interior Duct System for High Performance Homes in Hot Climates Florida Solar Energy Center, 2010. http://www.fsec.ucf.edu/en/publications/pdf/FSEC-PF-451-10.pdf
Accessed	August 2013
Notes	<ul style="list-style-type: none">Table 1 indicates an incremental cost of \$0.39 per square foot to bring ducts into conditioned space through the use of architectural details, such as soffits. For the ENERGY STAR certified home configurations, with 2,400 square feet of conditioned space, the total incremental cost is \$936.

E. Domestic Hot Water Equipment

Electric Water Heater

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
Accessed	July 2013
Notes	<ul style="list-style-type: none">Because the database represents retrofit costs, the low-end of the cost range was used to approximate the costs for new construction.Costs linearly interpolated by Energy Factor (EF).

Gas Water Heater

Reference	NREL National Residential Energy Efficiency Measures Database v3.0.0 http://www.nrel.gov/ap/retrofits/
Accessed	June 2013
Notes	<ul style="list-style-type: none">Because the database represents retrofit costs, the low-end of the cost range was used to approximate the costs for new construction.Costs were linearly interpolated by Energy Factor (EF).Additional incremental cost for power venting capability in CZ 4-8 was estimated to be \$150.

F. Appliances & Lighting

Dishwasher

Reference	Savings Calculator for ENERGY STAR Qualified Appliances http://www.energystar.gov/ia/business/bulk_purchasing/bpsavings_calc/appliance_calculator.xlsx
Accessed	June 2013
Notes	<ul style="list-style-type: none">Incremental cost between standard-sized average new non-qualified and ENERGY STAR qualified dishwasher.

Lighting

Reference	Savings Calculator for ENERGY STAR Qualified Light Bulbs http://www.energystar.gov/ia/business/bulk_purchasing/bpsavings_calc/light_bulb_calculator.xlsx
Accessed	June 2013



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Notes

- Incremental cost between 40, 60, 75, and 100 watt average new incandescent bulbs and corresponding 11, 13, 15, and 23 watt ENERGY STAR qualified compact fluorescent bulbs.

Refrigerator

Reference

Savings Calculator for ENERGY STAR Qualified Appliances
http://www.energystar.gov/ia/business/bulk_purchasing/bpsavings_calc/appliance_calculator.xlsx

Accessed

June 2013

Notes

- Incremental cost between 22.7 cubic ft. side-by-side average new non-qualified and ENERGY STAR qualified refrigerator, with automatic defrost.

G. Labor

Source

RS Means Construction Cost Data 2010

Accessed

June 2013

Notes

- Hourly rate listed by position:

Cost & Savings Role	RS Means Trade	Hourly Rate with Overhead and Profit
Home Energy Rater	'Helpers' Average	\$52
HVAC Assistant	'Helpers' Average	\$52
HVAC Contractor	Plumber	\$84
Foreman	Foreman Average, Outside	\$74

- All labor rates prorated by 7.6% to adjust for inflation between 2010 and 2013 using RS Means 2013 Cost Construction Index.